city of south hutchinson
2 south main
south hutchinson, kansas 67505
620-663-7104

04/06/2026 @ 6:00 pm at city hall

A. CALL TO ORDER/ROLL CALL

Erin Cokeley____Mark Estes____Jim Chastain____Marge Bryant_____
Pam Crank____Kraig Blackwelder____Chad Duvall____Mike Blackburn_____

B. Approval of Agenda (additions/deletions)

C. Approval of minutes for March 2nd, 2026

Motion Second Vote

D. Public Hearings

1. Motion to open public hearing for Case 2026-02 for a zoning district amendment permit from C-2 General Commercial Zoning District to R-1A Single-Family Residential

Motion Second Vote

Motion to close public hearing for Case 2026-02

Motion Second Vote

Recommendations to council-

Motion Second Vote

2. Motion to open public hearing for Case 2026-01 for a conditional use permit in C-2 General Commercial Zoning District for a business to be used as a multiple use building allowing an apartment to be located inside the business

Motion Second Vote

Motion to close public hearing for Case 2026-01

Motion Second Vote

Recommendations to council-

Motion Second Vote

E. Action Items

No Action Items.

F. Planning/Zoning Administrator Report

PEC is currently putting together a contract to send over to the city for us to review and sign. Once that contract is completed this April, we will get started with the Comprehensive Plan.

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04/06/2026 @ 6:00 pm at city hall

G. ADJOURNMENT

Motion Second Vote

Next regularly scheduled May 4th, 2026

Prepared by Paige Harman Administrative Assistant

CALL TO ORDER/ROLL CALL

The South Hutchinson Planning Commission met in regular session. The following members were present:

- Erin Cokeley
- Mark Estes
- Jim Chastain
- Marge Bryant
- Kraig Blackwelder
- Chad Duvall
- Mike Blackburn
- Pam Crank

All members were present.

APPROVAL OF AGENDA (ADDITIONS/DELETIONS)

No comments made.

APPROVAL OF MINUTES

Approval of minutes for February 2nd, 2026

Commissioner Blackburn moved, seconded by Commissioner Crank.

Vote: 8-0, Motion Carried.

PUBLIC HEARINGS

No comments made.

ACTION ITEMS

Action Item No. 1 – Motion to recommend PEC to city council for comprehensive plan

Commissioner Blackburn moved, seconded by Commissioner Duvall.

Vote: 8-0, Motion Carried.

Planning and Zoning Administrator:

- Administrative Assistant Paige Harman stated that the comprehensive plan should be updated every 10 years and needs to be updated because our current plan does not reflect the current growth the city wants to make. Also, a lot of the implementation portion of the current plan is already completed. Harman stated the reason behind going with a contractor to do the comprehensive plan is due to no one on the city staff being certified in planning or having extensive knowledge in the field. Going with a contractor this year who is certified and has extensive knowledge will aid the comprehensive plan by helping us capture all the needed data, required verbiage, data collection, maps, etc. In the future, Harman could do a lot of data capture, clarify verbiage, and do more of the work in house. The only items that would still need

to be contracted out would be map creation, etc. However, overall cost in the future for the comprehensive plan will not be as much due to staff being experienced in it then. Harman stated the city wants to make sure we get everything updated and captured correctly when doing this plan, so that future revisions are minimal.

Commissioner Discussion on PEC application:

- Commissioner Cokeley stated that PEC covered everything well with housing and growth.
- Commissioner Blackburn concurred with Cokeley statement and asked if the comprehensive plan must be updated every 10 years. Blackburn asked why going with a contractor to do the comprehensive plan because of the cost.
- Commissioner Bryant asked as well why we are going with a contractor to do the comprehensive plan because of the overall cost.

Commissioner Discussion on SEH application:

- Commissioner Cokeley stated that SEH focused primarily on town halls and who they are rather than discussing other items in their plan.
- Commissioner Bryant concurred with Cokeley on SEH focusing primarily on who they are as a company.
- Commissioner Duvall stated that Brent Clark was the City Administrator for Valley Center, and that his perspective could be insightful.
- Commissioner Blackburn stated that it looked like the planners for SEH were out of town and not local. They only had a liaison that was local.

Action Item No. 2 – Motion to recommend the TA Grant #2 to city council for approval

Commissioner Chastain moved, seconded by Commissioner Blackwelder.

Vote 8-0, Motion Carried.

Planning and Zoning Administrator:

- Administrative Assistant Paige Harman showcased on the printed out maps the location of the proposed two new trails that would be connecting Valley Pride Neighborhood and Prairie Ridge Neighborhood to the current walking trail. This would allow the children and family members of those neighborhoods to avoid walking, running, and biking on the 45 MPH Blanchard Road. Harman stated the city received back the TEAP Study that was done on the interaction down by McDonalds and Sonic. There is the possibility of taking out the crosswalk down there and moving that crosswalk to Ave C as a pedestrian beacon, connecting that area even more with a better opportunity of walking or biking to school for the children. Harman explained that currently there

is not a plan to change the current trail from gravel to concrete. Harman and Mock looked at the property around where the proposed trail would be going and had conversations to see if another

- Public Works Superintendent Matt Mock aided in questions proposed by the commissioners. Mock explained that there are speed restrictions on the speed limit when near a highway and that is why we cannot reduce lower than we already have. Mock explained that for those living in the closed loop neighborhood they could take Blanchard to Mannor or Valley Rd, but that is the only section of Blanchard they could ride on.

Commissioner Comments:

- Commissioner Chastain asked about reducing the speed limit at the intersection down by McDonalds and Sonic.
- Commissioner Cokeley asked about turning the current trail that is gravel into concrete.
- Commissioner Bryant asked about cleaning out the canal the new proposed trail would go on.
- Commissioner Crank said Truman and Ensign Drive loop are land locked and would not be able to take golf cart or ATV to the trail still.

ADJOURNMENT

Commissioner Byrant moved, seconded by Commissioner Estes.
Vote: 8-0, Motion Carried.

Minutes Prepared By:
Paige Harman, Administrative Assistant

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City of South Hutchinson
Public Hearing Notice # 2026-01
Proposed Conditional Use Permit

The City of South Hutchinson, KS planning commission, will hold a public hearing for the purpose of a Conditional Use Permit in **C-2 General Commercial Zoning District** to be used as multiple use building with an apartment also located inside the business.

Address/Parcel Number: 324 North Poplar, South Hutchinson, KS 67505 / 1262403012003010

Legal Description: Puterbaugh, S24, T23, R06W, N 21.51FT Lot 11 & all lots 12-14 & N 96.52FT lots 15-17 BLK 11 & Vac Alley

Location and Time

The public hearing will be held on **06 of April 2026, at 6:00 pm** in the South Hutchinson City Hall Building at 2 S Main St, South Hutchinson, KS 67505.

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City of South Hutchinson
Public Hearing Notice # 2026-02
Proposed Zoning Amendment District Permit

The City of South Hutchinson, KS planning commission, will hold a public hearing for the purpose of a Zoning District Amendment Permit from **C-2 General Commercial to R-1A Single-Family Residential**.

Address/Parcel Number: 303 North Poplar, South Hutchinson, KS 67505

Legal Description: Puterbaugh, S24, T23, R06W, Block 10, Lot 1-3

Location and Time

The public hearing will be held on **06 of April 2026, at 6:00 pm** in the South Hutchinson City Hall Building at 2 S Main St, South Hutchinson, KS 67505.